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1974

GENERAL PLAN



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County planning Plumas

COUNTY OF PLUMAS CALIFORNIA

ADOPTED APRIL 3, 1974

AMENDED AUGUST 3, 1976 - Res'n 76-2879

1974 GENERAL PLAN

COUNTY OF PLUMAS

INTRODUCTION

The first General Plan for the County of Plumas was adopted in 1959. The Planning Commission has requested an updating of the General Plan in accordance with the Government Code of California.

This plan is a statement of the policies, the goals, and the objectives of the people of the County of Plumas. The General Plan will consist of Elements describing guidelines for achieving these goals and objectives.

The General Plan is a continuous projection of goals for the future growth, environment, development, and economic vigor of the county. Review and analysis of the county's destiny should be a continuous process. A restatement should be adopted at least every five years, with an in-depth review annually.

Intelligent long-range planning is the best method of achieving maximum opportunities while conserving, protecting, and maintaining the natural resources upon which these opportunities depend. Such planning should be based on a thorough knowledge of the county--not only its natural resources and physical features but also its people, its business, its government, and the many other aspects of its existence, organization, and trends of development.

Growth means more traffic and more demands for better highways. It means increased needs for other public facilities; it means conflicting land use, increased demands for land, and increased pressures for and against zoning changes. Growth requires continuous advanced planning. This process can be an upward spiral with adverse results to the desires and welfare of the people in the absence of proper planning.

RESOURCES

There are valuable natural, scenic, historical, economic, and human resources available to the people of Plumas County and to people from outside the county. These resources are located on lands predominantly in public ownership, leaving fifteen percent or less of the lands of Plumas County subject to discretionary use. The public and private lands combined provide a contrast of rough, steep terrain, wet meadows, wild-life habitat, watershed areas, and streambeds unsuited for development or conversion to other uses. The public and private lands provide a unique economic balance in the county through the timber, hydro-power, agricultural, minerals, and recreational industries.

ASSUMPTIONS

1. The available resources and the economic balance they support will continue with appropriate and intelligent planning and management,

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allowing a full but judicious use of the small percentage of lands available for development.

2. The permanent population will probably increase at a slow rate. Over half of the high-school graduates historically leave for the city. The ethnic and racial ratios will probably remain the same. The nonproductive population, both permanent and seasonal, probably will increase.
3. Seasonal demand for recreation will increase from all over the state. Pressure for more campgrounds and second-home and recreational land probably will continue.

GOALS AND OBJECTIVES

Plumas County is unique as a prime watershed, a recreation area, and a timber-agriculture-mineral-energy producing area. The local goals and objectives are related to the enhancement, conservation, and wise use of the natural features of the county.

As described in the General Plan of 1959, the long-term goals of the county are to conserve, develop, and manage the county's great natural resources and to promote and protect the public health, safety, peace, morals, comfort, economy, and general welfare for both the present and future inhabitants and visitors of the county. Visitors especially express the joy and stimulation they receive from the clean air, clear water, and green land and the quiet, beautiful communities, meadows, and rural areas. These are the same qualities that brought the permanent dweller to Plumas County. The economic survival shall be commensurate with the management of these resources and the unique qualities of the county.

POLICY

1. The county shall encourage, promote, conserve, and stimulate the economic, social, and environmental life for the local permanent residents who derive their income directly or indirectly from the county's great, abundant natural resources.

The employment and economic base is dependent upon the mineral, timber, water, agriculture, and recreation resources. The conservation of these resources holds first priority. The watershed and the energy derived therefrom and the scenic values, wildlife, and recreational resources are dependent upon the conservation practices.

2. The county shall encourage and provide economically balanced facilities for the recreation of local residents, visitors, and seasonal residents.
3. The interaction of "consumers" and "producers" in the ecosystem of life shall be paramount, as the continuance of a healthy ecosystem in Plumas County is absolutely essential to our existence.
4. The community shall plan for compatibility without loss from environmental, social, and monetary values.

PRIORITY AND PHASING

Resource areas to be conserved shall include the entire county. Cooperation with neighboring counties shall be sought to protect the resources within the confines of Plumas County boundaries.

In those areas where alternate resource developments or uses would result in a greater net advantage, socially, economically or physically, over existing resources or uses, a change may be allowed. Multiple use of resources shall be carefully studied and developed where desirable and feasible.

Short-range proposals (one to five year range) include the following:

- a. Promote the utilization of treated water from Lake Davis and other economically sound water-supply and waste-disposal developments.
- b. Determine recreational demand and needs and encourage the development of high-quality private and public campgrounds, marinas, trailer camps, summer home sites, private recreational land use, etc.
- c. Establish zoning controls to prohibit overly dense development.
- d. Encourage all urban developments, and suburban developments where feasible, to furnish their own water and sewage-treatment plants or to connect to existing facilities.
- e. Adopt high standards for land use and development of natural resources, including recreational land use, to safeguard the environment.
- f. Provide attractive incentives to retain processing of local resources within the county, without burdening local residents.

Intermediate-range proposals (five to fifteen year range) include the following:

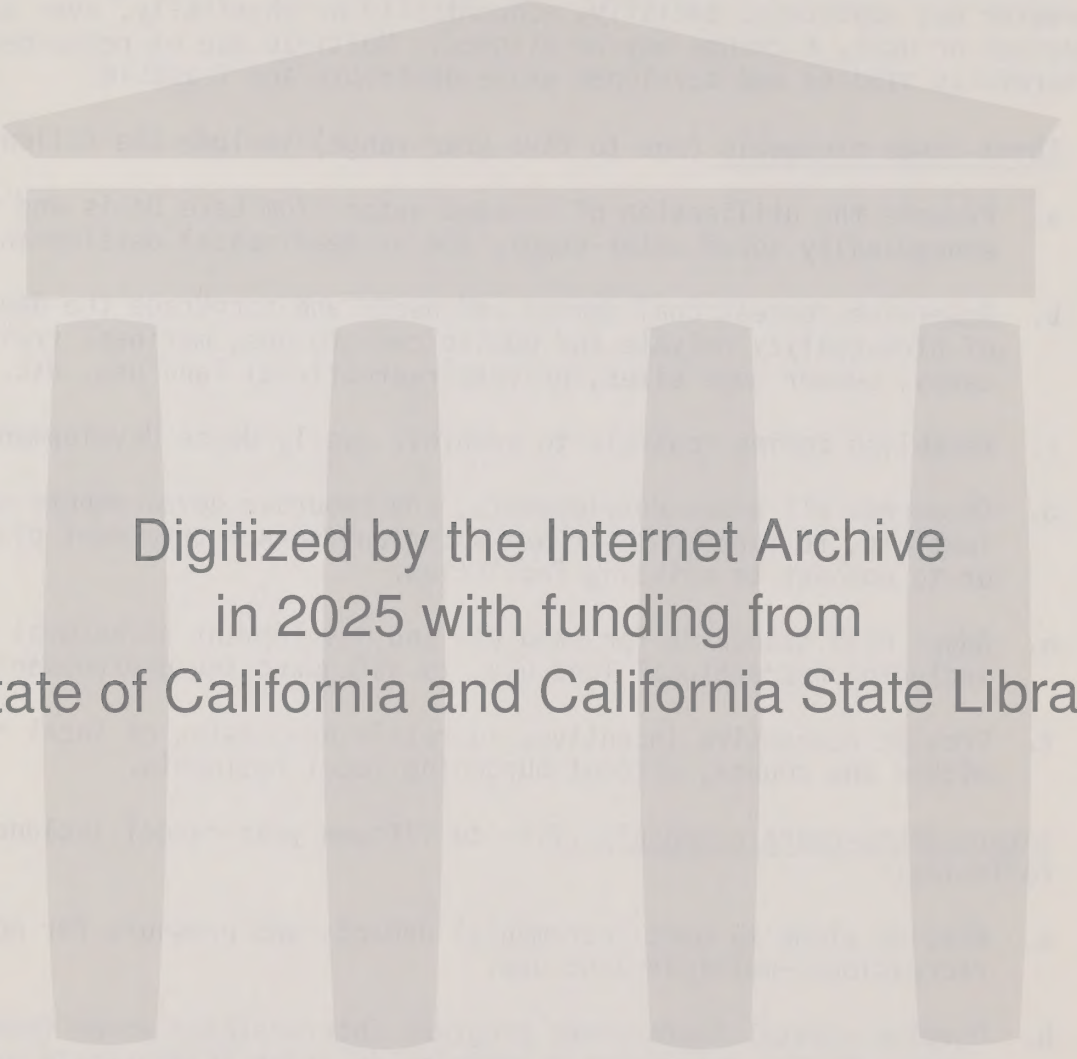
- a. Develop plans to meet incremental demands and pressure for more recreational-multiple land use.
- b. Develop capital improvement programs inter-related among federal, state, county, and district agencies in order to aggregate and synchronize matching-funds programs.

Long-range proposals (beyond fifteen years) include the following:

- a. Encourage development of a type consistent with the unique character of the natural surroundings.
- b. Plan for utilization of natural resources on a sustained-yield basis.

IMPLEMENTATION

Specific Plans shall be prepared for the eight plan areas within the county. These community-plan areas shall describe land-use classifications in regard



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to sociology, economics, environment, circulation, density, and feasibility in relation to the overview General Plan diagram. Population density, public facilities, and building intensity shall be determined in accordance with the adopted Specific Plans.

Specific Plans shall be coordinated with Sphere-of-Influence diagrams prepared by the Local Agency Formation Commission, the Plumas County Planning Commission, and property owners within each specific area.

Zoning plans shall be prepared and adopted consistent with the adopted Specific Plans and the General Plan. All development, management, and use of private lands and public lands, insofar as is possible, will be governed by the adopted Zoning Ordinance and Plans.

The accompanying zoning matrix shall be used in conjunction with field conditions and criteria described in the Land Use text. Subsequent Economic, Seismic, Circulation, Recreation, and other Elements will more specifically define the permitted land use of Plumas County.

The delineation of various land-use areas on any map now or hereafter a part of, or adjunct to, the General Plan shall be considered as depicting general areas for present or assumed primary usage only. Such delineation shall not be considered as precise or final until covered by a Specific Plan for land use and implemented by precise zoning.

The interpretation of the extent of land use designations, and the applicability of the definitions contained herein, may be made by the Planning Commission or the Board of Supervisors as the need arises.

IMPACT REVIEW OF THIS GENERAL PLAN

1. The environmental impact generated by the policy, goals, and objectives stated herein is one of conserving and managing the natural resources. The intent is one of beneficial effect and impact.
2. Adverse environmental effects will be greatly minimized by this General Plan.
3. Mitigation measures will be negligible due to the excessive beneficial impact versus adverse impact resulting from the adoption of this General Plan.
4. Alternatives could result in an increase of adverse effects.
5. The local short-term uses are governed by the long-range productivity promulgated in this General Plan.
6. Minimal environmental changes will be considered in the implementation of this General Plan.
7. The growth-inducing impact of this General Plan will be controlled by specific plans and zoning implementation.

1 9 7 4

LAND USE ELEMENT
COUNTY OF PLUMAS

GENERAL

The Land Use Plan delineates seven general categories of land use related to the natural resources described in the General Plan text.

FACTORS CONSIDERED

Physical factors considered include:

- a. Existing and potential forest, agricultural, and recreational lands
- b. Existing capital improvements
- c. Watershed and reservoirs
- d. Climate, topography, accessibility
- e. Cultural features, Scenic and Historical
- f. Land suitable for development

Social factors considered include:

- a. Existing scattered small communities
- b. Increased leisure time and recreational demand
- c. Increased variety of life styles
- d. Increased desire for things natural
- e. Increased mobility and restlessness
- f. Out-migration of young-age residents
- g. Availability of Social Services

Economic factors considered include:

- a. Below state average of personal income
- b. Exceptionally high annual rate of unemployment
- c. Remoteness from large metropolitan areas
- d. Multiple economic base

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- e. Market for recreation-oriented communities, lands, and facilities.
- f. Cost of services and tax structure.
- g. Sources of potential producing income.

Governmental factors considered include:

- a. Large land holdings by the federal government.
- b. Land needs and practices of the federal government.
- c. Varied interests of local governments.
- d. Public-agency policies.
- e. Inter-relationship with other local and adjoining agencies.
- f. State-mandated regulations and requirements affecting economic and environmental policies.

LAND USE POLICY

General land-use policies to augment the General Plan policies include:

- a. Encourage the preservation of significant historic sites and structures.
- b. Encourage the preservation of unique areas of wildlife habitat, plants, and land formations.
- c. Transportation facilities shall be located so as to best serve existing and future communities and resource-management areas.
- d. New routes for above-ground utilities, including location of substations and treatment plants, shall be located so as to have the least visual impact consistent with feasibility.
- e. Conflicting land uses shall be located so as to minimize the adverse effects of each on the other.
- f. New urban, suburban, and commercial developments shall generally not be allowed on lands of Site A, I, II, and III, forest classifications, and on lands of agricultural classifications, unless otherwise justified by Standards and Criteria listed respectively under FOREST AND WATERSHED AREA and AGRICULTURAL AREA of the Land Use Element.
- g. New urban development shall generally be adjacent or approximate to existing urban developments.

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- h. New urban developments, and suburban developments where feasible, shall have an assured permanent water supply, distribution system, and sewage treatment and collection system.
- i. New urban and suburban developments shall not be allowed in flood-prone or active-fault areas.
- j. Availability of a full range of high-quality residential types shall be encouraged to augment and be compatible with the natural environment.
- k. Planning and zoning shall encourage the location of commercial, professional, industrial, and governmental services and employment opportunities near the higher-density residential areas.

LAND USES

The Land Use Plan is divided into six basic use classifications, as follows:

1. Forest and Watershed Area
2. Agriculture Area
3. Recreation Area
4. Rural Area
5. Suburban Area
6. Urban Area

Zoning categories commensurate with various land-use classifications are shown in the consistency matrix chart attached hereto as Exhibit A.

FOREST AND WATERSHED AREA

Description

"Forest and Watershed" area shown on the Land Use Plan is intended primarily for timber production and watershed conservation. It is unique in possessing a combination of rainfall, soil, and ideal climate necessary for the production of timber. It is also unique in possessing a multitude of other complementary resources such as range lands, scenery, wildlife, quietude, and clean air--all conducive to the re-creation of man's health and very being.

Policy

Planning and zoning shall encourage the retention of timber production on all prime timber lands. The county shall provide technical assistance

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and shall encourage efforts to establish a strong, sustained production and management program, including but not limited to the following practices: reforestation, maintenance of ground cover, prevention of soil erosion, removal of fire hazards, and control of plant pests.

Mining and quarry extraction shall be permitted only when practiced in accordance with federal and state requirements to ensure that proper care has been exercised to avoid soil and water pollution.

Recreational uses such as hunting, fishing, skiing, hiking, snowmobiling, ORVs, or motor biking shall be permitted only where such use does not endanger the prime purpose. Squatter camps shall be strictly prohibited in nondeveloped areas, on public as well as private lands, in accordance with Plumas County Code.

Standards and Criteria

Timber sites of A, I, II, and III classification (Dunning) shall be recognized as prime timber resource areas, including lands which have capacity for improved production by normal agricultural investments and practices. Sites of V, IV, and possibly III classification may be considered for a change to another use consistent with the Land Use Matrix, Exhibit A. In determining the feasibility of any land-use change, the following criteria shall be met to justify the change; and the burden of proof shall be upon the applicant:

- a. Access and use will not disrupt a circulation access system for neighboring timber management areas.
- b. The area under consideration for a different use shall be evaluated as too marginal for timber production, and such change shall be also subject to regulations of other agencies.
- c. The proposed changed use will not endanger nor diminish the watershed.
- d. Ground water recharge areas shall not be diminished.
- e. All required visual and fire buffer zones shall be within the proposed change-of-use area, including grazing barriers, all of which shall be borne by the applicant for land use change.
- f. Density of and type of proposed use change will not increase loss of timber resource production inherent to the area from fire, logging feasibility, or scenic desire.

AGRICULTURAL AREA

Description

Agricultural areas are intended primarily for the production of food and fiber, including livestock and forage. Other uses are indicated on the Land Use Matrix, Exhibit A.

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Policy

Agricultural areas shall be zoned "general agriculture" and shall be used primarily for agricultural use unless it is clearly demonstrated that an alternate use of the land is needed and that such use cannot be located in some other area not adaptable for agricultural production. The county shall provide technical assistance and shall encourage the establishment of a strong, sustained production and management program, including but not limited to the following practices: improving and restoring lands where study finds the land sensitive to irretrievable loss.

Standards and Criteria

Land historically used and managed for agricultural production shall only be permitted to change to another land use provided the following criteria are considered:

- a. Proneness to inundation
- b. Ground-water level
- c. Drainage
- d. Proneness to erosion (wind and water)
- e. Percolation
- f. Permeability and transmissibility
- g. Saline quantity
- h. Toxicity
- i. Fertility
- j. Feasibility for dry-grazing or irrigation
- k. Climate and frost-free periods
- l. Economic value for food and fiber production

RECREATION AREA

Description

Recreation areas include lake, stream, and reservoir areas; parks, wilderness, and roadless areas; private and public campgrounds, golf courses, streamside easements, greenbelts, and seasonal homesites.

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Policy

The county shall encourage plans for recreation which are economically compatible with the other segments of the economy.

RURAL AREA

Description

Rural areas generally are lands outside of towns used for agriculture, forestry and rural residential use, with no community water supply nor sewage collection and treatment system, as indicated on the Land Use Matrix, Exhibit A.

Policy

Rural residential developments may be allowed in outlying areas not adjacent to or within community water and sewerage systems, provided accessibility and densities are feasible.

Required facilities such as sewage treatment and collection, water supply and distribution, road improvements, structural fire protection, and utility needs shall be initially installed if a gradual, cumulative resubdividing is anticipated and feasible.

Maintenance of roads and drainage facilities shall be provided by public districts of incorporated entities. Parcels for family food subsistence shall be allowed.

SUBURBAN AREA

Description

Suburban areas are lands subdivided into lots for residential and neighborhood or recreational-oriented commercial use. They are developments suitable for seasonal or year-round use.

Policy

Public water and/or sewerage systems should be provided by the owner at the initial stage of development where feasible. Roads and streets shall be constructed to facilitate maintenance for year-round occupancy. A public district, homeowners' association or similar entity may be required for such maintenance, depending on density.

URBAN AREA

Description

Urban areas include residential, commercial, and industrial uses, with all necessary public utilities for year-round occupancy.

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Policy

All urban areas shall be developed by owner at initial stages, with all utilities, paved streets, drainage, and lighting for year-round use constructed to county standards.

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LEGEND

FOREST - WATERSHED

AGRICULTURE

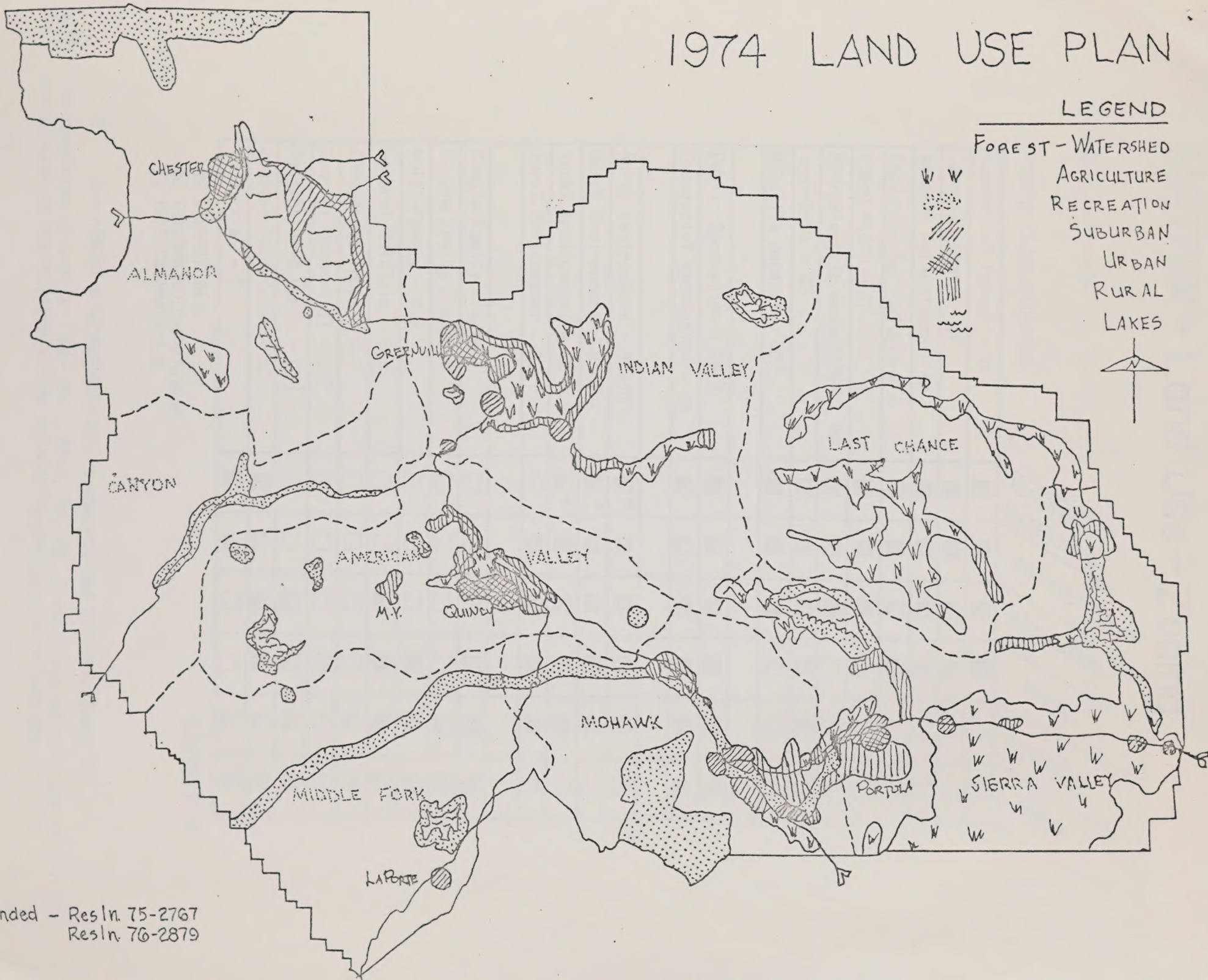
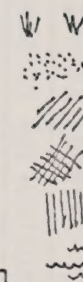
RECREATION

SUBURBAN

URBAN

RURAL

LAKES



Amended - Res'n. 75-2767
Res'n. 76-2879

MATRIX - Land Use - Zoning

LAND USE →

ZONING CLASSIFICATION

	FOREST - WATERSHED	AGRICULTURE	RECREATION	RURAL	SUBURBAN	URBAN
Commercial Forest - CF	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Forest - GF	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Agriculture - GA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exclusive Agriculture - A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flood Plain - FP	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hydroelectric Generation - HG	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greenbelt - GB	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
[Wildlife Habitat - WH]	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
[Public Recreation - PR]	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Commercial Recreation - CR	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Rural Environment - RE-10	<input checked="" type="checkbox"/> *	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rural Environment - RE-5	<input checked="" type="checkbox"/> *	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rural Environment - RE-2.5	<input checked="" type="checkbox"/> *	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rural Environment - RE-1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Single Family - R-1b	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Single Family - R-1a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Multi-Family - R-2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
General Multiple - R-3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Commercial Shops - C-1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
General Commercial - C-2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
[Neighborhood Coml. - CN]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Limited Industrial - LI	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial - I	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

- ☒ COMPATABLE
☒ POSSIBLY COMPATABLE
☐ NOT COMPATABLE

EXHIBIT A

* See FOREST & WATERSHED AREA, Standards and Criteria (page 8)

NOTE: The combining districts: AR, FP-1, FP-2, SP, MO, Q and F may be utilized in all land use classes as appropriate to the respective zoning classifications.



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MATRIX - Land Use - Zoning

Land Use	Residential	Commercial	Industrial	Public	Other
Single-Family Detached	1	0	0	0	0
Single-Family Attached	1	0	0	0	0
Multi-Family	1	0	0	0	0
Office	0	1	0	0	0
Retail	0	1	0	0	0
Food Service	0	1	0	0	0
Hotel/Motel	0	1	0	0	0
Warehouse	0	0	1	0	0
Manufacturing	0	0	1	0	0
Public Office	0	0	0	1	0
Police/Fire Station	0	0	0	1	0
Library	0	0	0	1	0
Community Center	0	0	0	1	0
Religious	0	0	0	1	0
Healthcare	0	0	0	1	0
Education	0	0	0	1	0
Government	0	0	0	1	0
Transportation	0	0	0	1	0
Recreation	0	0	0	1	0
Utilities	0	0	0	1	0
Other	0	0	0	1	0

TABLE A

Legend:
 1 = Residential
 0 = Not Applicable